BUREAU OF *Statistics*

Yukon Rent Survey June 2006

- The total number of apartments surveyed in Whitehorse in June 2006 ——— **890**
- The vacancy rate for all units surveyed in Whitehorse in June 2006 ——— **2.0%**
- The median rent for all units surveyed in Whitehorse in June 2006 ——— **$675**

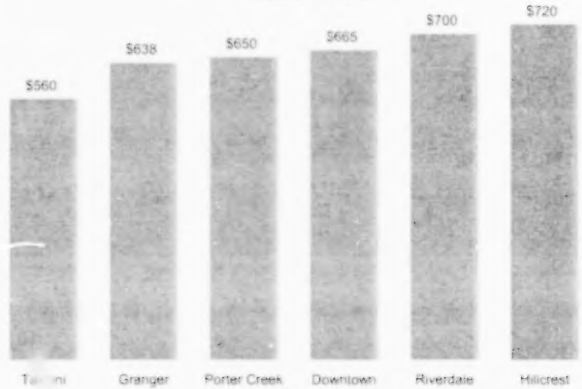
1 Monthly Median Rent

Monthly Median Rent for All Units June 2005 to June 2006

Median Rent
'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City*
		$								
2006	June	675	665	638	720	650	700	560	595	625
	March	675	650	638	720	650	695	560	595	N/A
2005	Dec.	675	650	663	700	665	695	560	600	N/A
	Sept.	675	650	675	700	665	675	530	595	N/A
	June	675	650	675	695	665	675	530	575	N/A

Median Rents in Whitehorse, June 2006



The median rent in Whitehorse remained at $675 between June 2005 and June 2006. Median rents in the various Whitehorse subdivisions changed as follows:

- the median rents Downtown increased $15, or 2.3%.
- in Granger the median rent decreased $37, or 5.5%.
- in Hillcrest the median rent increased $25, or 3.6%.
- in Porter Creek the median rent decreased $15, or 2.3%.
- in Riverdale the median rent increased $25, or 3.7%.
- in Takhini the median rent increased $30, or 5.7%.

The median rent in Watson Lake increased by $20, or 3.5%, from June 2005 to June 2006.

*June 2006 is the first month that Dawson City has been included in the Yukon Rent Survey

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2 Vacancy Rate

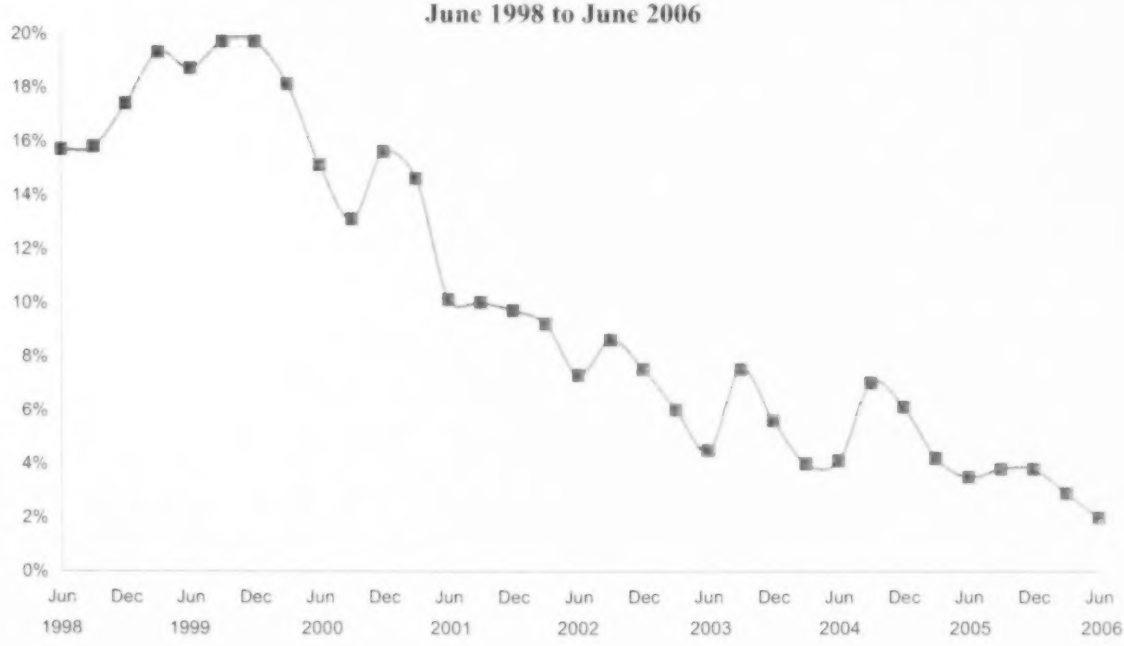
'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

Monthly Vacancy Rates for All Units
June 2005 to June 2006

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
2006	June	2.0	2.8	0.0	0.0	0.0	2.3	0.0	28.6	12.5
	March	2.9	2.3	5.0	3.4	0.0	2.8	7.8	25.7	N/A
2005	Dec.	3.8	3.4	0.0	6.8	4.3	3.1	7.8	29.0	N/A
	Sept.	3.8	4.0	10.0	4.6	8.7	2.0	9.8	40.0	N/A
	June	3.5	4.5	0.0	1.3	0.0	2.8	7.8	42.9	N/A

The vacancy rate in Whitehorse was 11.5% in March 1998. The vacancy rate then steadily increased to a high of 19.7% in September and December 1999 before gradually declining to 4.5% in June 2003. The vacancy rate then fluctuated between 4.0% and 7.5% for the remainder of 2003 and 2004. The rate was 4.2% in March 2005 and then dipped slightly to 3.5% in June and 3.8% in September and December of 2005. The June 2006 rate, 2.0%, represents 18 vacant apartments out of 890 apartments surveyed and is the lowest vacancy rate we have seen in Whitehorse since September of 1991.

Whitehorse Vacancy Rate
June 1998 to June 2006



3 Apartment Size and Location

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $720 in Hillcrest to a low of $560 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $800, followed by 2-bedroom apartments at $700, 1-bedroom apartments at $675, and bachelor units at $560.

Median Rent by Apartment Size and Location, June 2006

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	($)								
All	675	665	638	720	650	700	560	595	625
BACHELOR	560	575	..	520	518	650	560	480	550
1-BEDROOM	675	680	575	600	513	700	660	513	700
2-BEDROOM	700	750	675	750	788	675	..	650	..
3+ BEDROOM	800	848	..	..	880	750	..	600	..

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger, Hillcrest, Porter Creek and Takhini to a high of 2.8% Downtown. Overall in Whitehorse, the highest vacancy rate was found in 1-bedroom apartments (2.5%), followed by bachelor apartments (2.2%), 2-bedroom apartments (1.9%) and 3+ bedroom apartments (0.0%).

Vacancy Rate by Apartment Size and Location, June 2006

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	(%)								
All	2.0	2.8	0.0	0.0	0.0	2.3	0.0	28.6	12.5
BACHELOR	2.2	3.8	..	0.0	0.0	0.0	0.0	0.0	25.0
1-BEDROOM	2.5	3.4	0.0	0.0	0.0	2.1	0.0	8.3	0.0
2-BEDROOM	1.9	1.1	0.0	0.0	0.0	2.8	..	47.4	..
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0	..

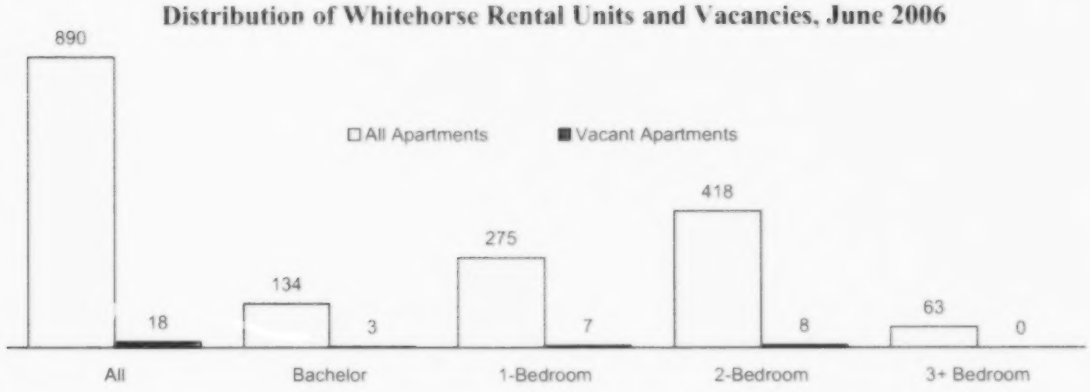
4 Distribution of Apartments and Vacancies

The total number of apartments in the Whitehorse portion of the survey was 890. Of these, 18, or 2.0%, were vacant as of June 2006. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

Total Number and Vacant Apartments by Type and Location, June 2006

		Whitehorse Total	Whitehorse: Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
All	number	890	356	20	87	23	353	51	35	8
	vacant	18	10	0	0	0	8	0	10	1
BACHELOR	number	134	78	..	7	2	4	43	3	4
	vacant	3	3	..	0	0	0	0	0	1
1-BEDROOM	number	275	176	4	30	10	47	8	12	4
	vacant	7	6	0	0	0	1	0	1	0
2-BEDROOM	number	418	94	16	50	4	254	..	19	..
	vacant	8	1	0	0	0	7	..	9	..
3+ BEDROOM	number	63	8	..	..	7	48	..	1	..
	vacant	0	0	..	..	0	0	..	0	..

Distribution of Whitehorse Rental Units and Vacancies, June 2006



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

.. = not applicable

Yukon
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